

REQUEST	Current Zoning: B-1(CD), neighborhood business, conditional Proposed Zoning: TOD-M, transit oriented development-mixed use
LOCATION	Approximately 2.437 acres located on the west side of North Tryon Street at the intersection of J.W. Clay Boulevard and North Tryon Street. (Council District 4 - Barnes)
SUMMARY OF PETITION	The petition proposes all uses allowed within the TOD-M zoning district.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	City of Charlotte Kathleen Cornett/Charlotte-Mecklenburg Planning Department Kathleen A. Santimaw/City of Charlotte Engineering and Property Management
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is not required. This petition is found to be consistent with the <i>University City Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Walker seconded by Commissioner Eschert).

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Walker/Lathrop Yeas: Eschert, Johnson, Labovitz, Lathrop, Nealon, and Walker Nays: None Absent: Allen Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented this petition to the Committee. There was no discussion of this request.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
The rezoning site is part of a larger 4.92-acre property rezoned in 1995 (rezoning petition 1995-20) from B-1SCD to B-1(CD), in order to accommodate 21,000 square feet of retail and 7,500 square feet of office.
- **Proposed Request Details**
 - This is a conventional rezoning petition with no associated site plan.
- **Public Plans and Policies**
 - The *University City Area Plan* (2007) recommends Transit Oriented-Mixed land uses at this location.
 - The petition is consistent with the *University City Area Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - There is no site plan associated with this conventional rezoning request.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

Planner: Claire Lyte-Graham (704) 336-3782